

# Clark County Parks Impact Fee Update



# Background

- The Clark County Parks Division was created in 2014 after the County elected not to renew its Memorandum of Understanding (MOU) with the City of Vancouver.
- The Clark County Parks Advisory Board was created in August, 2014.
- Last September the County adopted the Parks, Recreation, and Open Space plan primarily to allow the County Parks Division to be eligible for state grant funding for County parks.

# Background Continued

- As part of the Comprehensive Plan, the County is required to update its Capital Facilities Plan which includes parks.
- The state Growth Management Act grants cities and counties the authority to assess park impact fees on new development.
- The Parks Impact Fee (PIF) has not been updated since 2003 and it was determined the PIF needed to be revised as part of the 2016 Comprehensive Plan Update.

# Parks Impact Fees and Clark County Title 40 Code Requirements

Per the Unified Development Code Title 40.620.020, the following is the formula for calculation of the PIF:

$$\text{PIF} = (\text{Acquisition Cost} + \text{Development Cost}) - \text{Cost Adjustment Factor}$$

- The only change is to the formula inputs.
- The Parks boundaries will remain the same, but will be revisited at a later time.

# Park Impact Fee Rate Change

## Current Park Impact Fee Rates (2003)

	Per Capita Rates				Unit Rates (Current)	
PIF	Acquisition Rate	Development Component	- CAF =	Development Rate	Single- Family PIF (2.6 persons)	Multi- Family PIF (1.9 persons)
1	\$651	\$257	\$87.88	\$169	\$2,133	\$1,558
2	\$857	\$257	\$87.88	\$169	\$2,668	\$1,949
3	\$708	\$257	\$87.88	\$169	\$2,282	\$1,667
4	\$599	\$257	\$87.88	\$169	\$1,998	\$1,460
5	\$523	\$257	\$87.88	\$169	\$1,799	\$1,314
6	\$424	\$257	\$87.88	\$169	\$1,543	\$1,127
7	\$556	\$257	\$87.88	\$169	\$1,885	\$1,377
8	\$523	\$257	\$87.88	\$169	\$1,800	\$1,315
9	\$606	\$257	\$87.88	\$169	\$2,016	\$1,472
10	\$421	\$257	\$87.88	\$169	\$1,534	\$1,120
Average	\$587	\$257	\$88	\$169	\$1,966	\$1,436

# Park Impact Fee Rate Change

## Proposed Park Impact Fee Rates (2016)

	Per Capita Rates				Unit Rates (Proposed)	
PIF	Acquisition Rate	Development Component	- CAF =	Development Rate	Single- Family PIF (2.76 persons)	Multi- Family PIF (2.13 persons)
1	\$3,489	\$594	\$108.38	\$486	\$10,573	\$8,159
2	\$3,582	\$594	\$108.38	\$486	\$10,829	\$8,357
3	\$2,314	\$594	\$108.38	\$486	\$7,329	\$5,656
4	\$3,248	\$594	\$108.38	\$486	\$9,908	\$7,646
5	\$1,257	\$594	\$108.38	\$486	\$4,412	\$3,405
6	\$1,519	\$594	\$108.38	\$486	\$5,135	\$3,963
7	\$2,513	\$594	\$108.38	\$486	\$7,878	\$6,080
8	\$1,167	\$594	\$108.38	\$486	\$4,164	\$3,213
9	\$2,518	\$594	\$108.38	\$486	\$7,893	\$6,092
10	\$709	\$594	\$108.38	\$486	\$2,900	\$2,238
Average	\$2,232	\$594	\$108	\$486	\$7,102	\$5,481

# Comparison of PIF rate increase

Park Impact Fee District	2002			Proposed 2016		% Increase ('02-'16)	
	SFR		MFR	SFR	MFR	SFR	MFR
1	\$2,133		\$1,558	\$10,573	\$8,159	395.6%	423.7%
2	\$2,668		\$1,949	\$10,829	\$8,357	305.9%	328.8%
3	\$2,282		\$1,667	\$7,329	\$5,656	221.2%	239.3%
4	\$1,998		\$1,460	\$9,908	\$7,646	395.9%	423.7%
5	\$1,799		\$1,314	\$4,412	\$3,405	145.2%	159.1%
6	\$1,543		\$1,127	\$5,135	\$3,963	232.8%	251.6%
7	\$1,885		\$1,377	\$7,878	\$6,080	317.9%	341.5%
8	\$1,800		\$1,315	\$4,164	\$3,213	131.3%	144.4%
9	\$2,016		\$1,472	\$7,893	\$6,092	291.5%	313.8%
10	\$1,534		\$1,120	\$2,900	\$2,238	89.0%	99.8%
<b>Average Increase</b>						<b>252.6%</b>	<b>272.6%</b>
<b>Average excluding predominantly City districts (#1-4)</b>						<b>201.3%</b>	<b>218.4%</b>

# Factors Affecting Impact Fee Calculation

## **Occupancy Rates per Dwelling:**

- Occupancy rates have increased for both single-family and multi-family units over the past twenty years.
- The current fee is based on an occupancy rate of 2.6 people per household.
- Per the 2016 Census Bureau data, the rate is 2.76 people per household for single-family and 2.13 per household for multi-family households.

## **Facility Standards:**

- The updated PIF rate is based on the recently adopted PROS.
- The standards that are applied to both the existing and proposed PIF rates remain constant.

## **Land Valuation Estimates:**

- Sale values were based on sale data for property transactions between 2011 and 2016.
- Acquisition costs are developed using a compilation of average property sales of residentially-zoned lands within each of the park districts, using the GIS database.

# Factors Affecting Impact Fee Calculation

## **Development cost estimates**

- The development component is constant for each of the ten park districts.
- The average development cost per acre for neighborhood and community parks is determined averaging the cost of recent development projects.

## **Adjustment factor**

- The Cost Adjustment Factor (CAF) reflects the contribution of other sources of public funds to park development because private development fees cannot be the sole source of funding.
- The CAF estimated a per unit adjustment based on the average sale price of single family and multi-family homes, the Real Estate Excise Tax (REET) rate, and a weighing between single family and multi-family units from recent permit activity.

# Public Involvement

- Parks Advisory Board Review: April 8
- Building Industry Association of Clark County:  
April 11
- Development Engineering Advisory Board: April  
14
- Joint PC/Board hearing on CFP: May 24

# Questions?

# Thank you!

